

AGENDA
NORTHLAKE MUNICIPAL MANAGEMENT DISTRICT NO. 1 OF DENTON COUNTY

Notice is hereby given pursuant to V.T.C.A. Government Code, Chapter 551 that the Board of Directors of Northlake Municipal Management District No. 1 of Denton County will meet in **special** session, open to the public, at **12:00 p.m., on Wednesday, August 12, 2026, at 2701 North Market Square, Northlake, Texas 76247**, a designated location inside the boundaries of the District, at which meeting the following items will be considered and acted on:

1. Hear from the public;
2. Consider approving minutes of meeting held on April 29, 2026;
3. Hear Bookkeeper's Report and consider taking action requested, including approval of payment of bills;
4. Consider adopting a proposed budget for the fiscal year ending August 31, 2027;
5. Consider authorizing preparation of an audit report for the fiscal year ending August 31, 2026;
6. Hear Developer's Report;
7. Hear Operator's Report and consider taking any action requested, including authorizing maintenance and repairs to District facilities;
8. Hear Engineer's Report and consider taking any action requested, including:
 - (a) status of construction projects within the District;
 - (b) authorize Engineer to proceed with the design of District facilities;
 - (c) approve plans and specifications of District facilities;
 - (d) authorize Engineer to advertise for bids for District projects;
 - (e) authorize construction contracts and related items;
 - (f) approve report, pay estimates, and change orders for construction projects in progress in the District;
 - (g) consider acceptance of certificates of completion and authorize final acceptance of projects;
 - (h) consider authorizing any necessary action related to the maintenance, operation, and repair of District facilities, including authorizing Engineer to proceed with the evaluation and potential repair of drainage ways;
9. Hear Financial Advisor's Report and consider taking any action requested;
10. Consider authorizing the District's Engineers to prepare a road bond cost summary;
11. Hear Attorney's Report and consider taking any action requested:
 - (a) approval of a Resolution Declaring Development Status of the District;
 - (b) call public hearing on proposed tax rate and authorize distribution of Notice of Hearing; and
 - (c) approval of a Resolution Evidencing Annual Review of Investment Policy.

Pursuant to V.T.C.A. Government Code, Chapter 551, as amended, the Board of Directors may convene in closed session to receive advice from legal counsel and discuss matters relating to pending or contemplated litigation, personnel matters, gifts and donations, real estate transactions, security devices and/or economic development negotiations. Persons with disabilities who plan to attend this meeting and would like to request auxiliary aids or services are requested to contact the District's attorney at (972) 788-1600 at least three business days prior to the meeting so that appropriate arrangements can be made.

EXECUTED this 4th day of August, 2026.



(DISTRICT SEAL)

NORTHLAKE MUNICIPAL MANAGEMENT DISTRICT NO. 1
OF DENTON COUNTY

By: _____

Mindy L. Koehne
Mindy L. Koehne
Coats Rose, P.C.,
Attorneys for the District

Northlake MMD 1

	Actuals at 08/3/2026	Budget for 08/31/2026	Proposed Budget for 08/31/2027
<u>Income</u>			
Wastewater Bulk Sales	\$ 308,608.07	\$ 1,745,250.00	\$ 1,800,000.00
Maintenance Taxes	752,558.30	750,000.00	753,000.00
Misc. Income (NISD Deposit)	166,238.38	0.00	0.00
Interest Income	45,232.51	45,000.00	48,000.00
Total Income	\$ 1,272,637.26	\$ 2,540,250.00	\$ 2,601,000.00
<u>Expenses</u>			
<u>Sewer Expenses</u>			
Laboratory Expense	\$ 30,067.26	\$ 35,000.00	\$ 35,000.00
Permit Fees	1,753.09	1,600.00	1,800.00
Operator Fees	140,205.47	160,000.00	160,000.00
Repairs & Maintenance	343,311.23	300,000.00	350,000.00
Sludge Removal	331,556.16	265,000.00	300,000.00
Chemicals	115,101.44	84,000.00	130,000.00
Wastewater True up expense (25%)	0.00	0.00	450,000.00
<u>Other Expenses</u>			
Legal Fees	\$ 43,437.47	\$ 90,000.00	\$ 60,000.00
Audit Fees	10,000.00	11,500.00	11,500.00
Engineering Fees	82,962.85	85,000.00	85,000.00
Other Operator Expenses	0.00	26,400.00	0.00
Bookkeeping Fees	10,450.00	13,800.00	13,800.00
Utilities	9,120.48	8,700.00	10,000.00
Insurance	38,607.00	30,900.00	38,650.00
Travel/Mileage	773.97	1,500.00	1,500.00
Website Expenses	2,090.00	2,400.00	2,400.00
Other Expenses	1,520.34	2,000.00	2,000.00
Garbage Expense	4,762.74	5,500.00	7,100.00
Lease payments - Phase I	90,000.00	90,000.00	90,000.00
Lease payments - Phase II	118,680.00	118,680.00	118,680.00
Lease payments - Phase III	548,400.00	548,400.00	548,400.00
Lease payments - Phase IV	269,850.00	462,600.00	462,600.00
Total Expense	\$ 2,192,649.50	\$ 2,342,980.00	\$ 2,878,430.00
Net Gain	\$ (920,012.24)	\$ 197,270.00	\$ (277,430.00)

Northlake mmo 1

TAXPAYER IMPACT STATEMENT

	Current Budget Fiscal Year Ending [8/31]**	Proposed Budget Fiscal Year Ending [8/31]**	No-New-Revenue Tax Rate Budget***
Estimated District Operations and Maintenance Tax Bill on Average Homestead*	\$ 3,400 ⁸²	\$ 3,696 ⁸⁴	\$ 3,400 ⁸²

*The District levies taxes in accordance with the Texas Water Code. The District's current operations and maintenance tax rate is equal to

⁷⁰⁵
\$[] per \$100 of assessed value. Average homestead values are determined by the county appraisal district. All estimates above were prepared utilizing the average resident homestead value as of the time that the District's most recent Truth in Taxation worksheet was prepared in accordance with the Texas Water Code.

**Average tax bill estimates for the current and proposed budgets reflect those taxes necessary to fund the operations and maintenance tax revenues stated in the applicable budget.

***This column estimates the operations and maintenance taxes to be paid on the average homestead if the proposed budget generates the same amount of operations and maintenance tax revenues as the current budget.